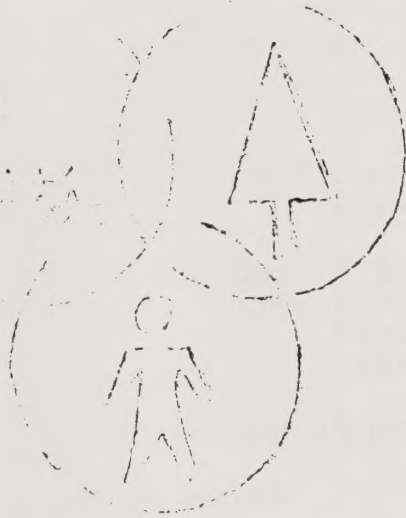


CONSERVATION & OPEN SPACE ELEMENT



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RIO DELL Area General Plan

DECEMBER 1972

CONSERVATION AND OPEN SPACE ELEMENT

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INTRODUCTION

In recent years, as an extensive quantity of urban development has swept across our natural topography, the general public has become increasingly aware of the startling disappearance of land from its natural state, land which in many cases should have been preserved for permanent open space. The public is awakening to the fact that open space is a limited and valuable resource which is an integral part of a community's orderly growth and prosperity.

Many factors have led to the increased public interest in open space. The continual reduction of the work week is allowing people to enjoy additional opportunities to recreate. Vast improvements in private and public transportation systems permit people to travel greater distances in shorter time periods to enjoy a weekend outing or just a peaceful hour in a local park. The general affluence of the country has made additional money available to expend on recreational pursuits.

Motivated by these and other factors, federal, state and local governmental officials are seeking to strengthen their efforts to meet the "open space challenge". More and more, open space is becoming a vital necessity instead of a luxury. In focusing on the needs, desires, habits, and motivations of people in relation to open space, it has become apparent that the need for all governmental entities to provide for parks, playgrounds, lakes, trails, etc., in a coordinated manner, must be fulfilled.

PURPOSE

The State Planning Law, Section 65303(d) and (e) requires all General Plans to contain a Conservation and Open Space Element. These two elements are recent additions to the mandatory requirements for a General Plan.

The components of a Conservation Element are these: the conservation, development and utilization of natural resources, including water and its hydraulic force, forests, soils, rivers, and other waters, fisheries, wildlife, minerals, and other natural resources. These components are an integral part of the Rio Dell Area General Plan, although not specifically identified as a specific element.

Introduction

The purpose of this study is to investigate the effects of the proposed system on the performance of the system. The study is divided into two main parts: a theoretical analysis and an experimental evaluation. The theoretical analysis is based on the principles of the system and the experimental evaluation is based on the results of the experiments.

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Conclusion

The results of the study show that the proposed system has a significant effect on the performance of the system. The results of the study show that the proposed system has a significant effect on the performance of the system. The results of the study show that the proposed system has a significant effect on the performance of the system.

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The purpose of this Element is to explore the major long-range implications of conservation and open space planning, and to establish goals, objectives and principles which will serve as guidelines for the preparation of a Conservation-Open Space Plan for Rio Dell. An emphasis of the plan is on an adequate public system of open space for the City. In addition, other specific purposes of this report are: (1) to reaffirm the development principles of the Rio Dell Area General Plan which the components of the Conservation Element are already an integral part thereof; and (2) to provide an Open Space Element for the Rio Dell Area General Plan.

The Conservation-Open Space Element will provide the City of Rio Dell with a program for retaining and developing open space for the beneficial physical, psychological, social, and economic growth of the community. The implementation of this program is significant since it can enhance the community's environment while contributing to its overall prosperity. Without such a plan and aggressive implementation program, the citizens of Rio Dell can expect prime open space to disappear and poorly located and/or usable open space to become commonplace. Rio Dell will acquire the characteristics of a shapeless city similar to most other urban areas.

SUMMATION OF THE OPEN SPACE ELEMENT

The "open space challenge" has stimulated the California Legislature to revise the State Planning Law. By June 30, 1972, all cities and counties shall have prepared and adopted an Open Space Element, including an action program to implement it, as part of their General Plan. The legislative intent in enacting the mandatory Open Space Element is:

(1) "To assure that cities and counties recognize that open space land is a limited and valuable resource which must be conserved wherever possible; and

(2) "To assure that every city and county will prepare and carry out open space plans which, along with state and regional open space plans, will accomplish the objectives of a comprehensive open space program."

GOALS AND OBJECTIVES

The establishment of goals and objectives is necessary to provide private developers and governmental bodies with guidelines

The subject of this document is the history of the United States from 1776 to 1876. The document is divided into three parts: the first part covers the period from 1776 to 1800, the second part covers the period from 1800 to 1840, and the third part covers the period from 1840 to 1876. The first part of the document discusses the early years of the United States, from the Declaration of Independence in 1776 to the end of the Revolutionary War in 1783. It covers the establishment of the new government, the struggle for independence, and the early years of the new nation. The second part of the document discusses the period from 1800 to 1840, which was a time of rapid growth and expansion for the United States. It covers the War of 1812, the Monroe Doctrine, and the westward expansion of the United States. The third part of the document discusses the period from 1840 to 1876, which was a time of great change and conflict for the United States. It covers the Mexican-American War, the Civil War, and the Reconstruction period.

The document is written in a clear and concise style, and it provides a comprehensive overview of the history of the United States. It is a valuable resource for anyone interested in the history of the United States. The document is divided into three parts, each of which covers a different period of time. The first part covers the period from 1776 to 1800, the second part covers the period from 1800 to 1840, and the third part covers the period from 1840 to 1876. Each part of the document provides a detailed account of the events that took place during that time, and it also discusses the impact of those events on the United States. The document is written in a way that is easy to read and understand, and it is a good example of how to write a history book.

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to prepare policies and plans which realistically reflect the needs of the Rio Dell population.

Rio Dell's ultimate goal is the improvement and enhancement of the area's unique urban environment. Implementation of this goal will provide the city's residents with varied and adequate locations for open space purposes. This General Plan Element is the first step in implementing this goal. Inherent in the implementation is the preservation and promotion of the life styles and desires of the city's population. The following specific goals and objectives are reflected in the Conservation-Open Space Element:

- A sufficient amount and variety of open space, active and passive, should be provided in proportion to the population needs of Rio Dell.

- Recreation needs for every age and income group in our population should be satisfied.

- All public and private facilities should be developed to high standards of design.

- Land and water areas of a unique or unusual character should be preserved for use by the general public.

- Open space should assist in providing definite neighborhood boundaries and provide structure to the city's physical development.

- Provide increased public access to and recreational use of the Eel River.

STANDARDS

For the purpose of this Element and Plan, the presently adopted standards contained in the Rio Dell Area General Plan have been used.

METHODOLOGY

The Rio Dell Area General Plan Conservation-Open Space Element was prepared taking into careful consideration known expressed aspects of the community's needs and desires along with basic goals and objectives. The past policy statements adopted by the City Planning Commission and the City Council were also considered.

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Information regarding Rio Dell's geographical setting, environmental setting, population and economy, established a base from which to formulate this Element. An analysis of present and projected utilization of parks, recreation facilities, community facilities, gulch areas, marsh areas, agricultural lands, and natural characteristics, lands which are presently lightly developed or undeveloped, and areas with potential for planned development and their ability to be used for open space were identified and analyzed. This information base provided the foundation from which the Open Space portion was prepared.

DESCRIPTION OF OPEN SPACE PRINCIPLES AND THE PLAN

Open space, as defined within the element plan and contained in the text has been coordinated and interrelated with the adopted Rio Dell Area General Plan and the Rio Dell Urban Beautification Program. These established policies include the following:

- Open Space land, especially intensely developed recreation areas, should conveniently be located to serve residential neighborhoods of the City.
- A balanced variety of open space and recreation land should be provided to meet the needs of all age groups in the City.
- A coordinated system of trails for pedestrians, bikes, and horses should be developed.
- Intensively used neighborhood recreation facilities should be of adequate size, appropriately developed, achieve an excellence of design, and be convenient to all forms of transportation.
- Physical development should concentrate on smaller, intensively developed recreational sites.
- Acquisition and development should be coordinated with county, regional, and state open space planning and development.
- Private property owners should be permitted to develop, where appropriate, by utilizing the Planned Development (PD) concept along the edges of the gulches enabling the slopes and bottoms to be retained in their natural state.

-Open space should be extended along, under, or over major transportation facilities serving Rio Dell.

-Areas of unique historic-scenic quality, along with wild-life habitation, should be preserved.

-Multiple use of open space land should be encouraged.

-The quantity and location of open space should relate to development densities, distribution, and characteristics of people.

-A diversity of action programs should be utilized to implement the Conservation-Open Space Element, with the best "tool" used, depending on the specific situation.

The California State Legislature has amended the State Planning Law to require city and county General Plans contain a Conservation and Open Space Element. Furthermore, the Open Space Element must contain an action program for implementation of that element. Open space land must be categorized and defined as one of the following:

"Agricultural land" means land actively used for the purposes of producing an agricultural commodity for commercial purposes. Land may be considered to be "actively used" notwithstanding the fact that in the course of good agricultural practice it is permitted to be idle for a period up to one year.

"Natural resource land" is land deemed by the legislative body to possess or encompass natural resources, the use or recovery of which can best be realized restricting the use of the land.

"Recreation land" is any area of land or water designated on the state, or regional, or local open-space plan as open-space land, and which is actively used for recreation purposes with or without charge.

"Scenic land" is land designated on the local open-space plan, as open-space land which possesses outstanding scenic qualities worthy of preservation.

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"Watershed or ground water recharge land" is land designated on the state or any regional or local open-space plan as open-space land which is important to the state in order to maintain the quantity and quality of water necessary to the people of the state or any part thereof.

"Wildlife habitat" is any land or water area designated on the state or any regional or local open-space plan as open-space land which is unusually valuable or necessary to the preservation or enhancement of the wildlife resources of the state.

Rio Dell is fortunate to have a wide variety of open space land within its boundaries. Along with the agricultural and natural resource land, are recreation areas and land that is retained for its scenic values.

A major feature of and significant asset to the conservation open-space element is the adjacency of the Del River to Rio Dell. The eastern, northern and portions of the eastern sides are bounded by this natural water source. Public access to and recreational use of the Del River is a major planning goal. Principal public access points are shown on the Plan Map.

Scattered throughout Rio Dell's neighborhoods are active recreational areas which provide playgrounds for children and other recreation facilities for persons from varied age groups.

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A workable, comprehensive Conservation-Open Space Plan can be prepared and adopted by local government; however, that plan has little direct value unless aggressive and dynamic steps are taken to accomplish the proposals adopted. Thus, an action program of implementation is essential. Since the Conservation-Open Space element is broadly based, it is anticipated that a variety of innovative and traditional action programs will be utilized.

Through experience, it has been demonstrated that the best means of preserving open space is to acquire full or partial rights to the land. This may be accomplished by purchase from or donation by the owner or condemnation by a public body. Where intensive use of open space by the public is anticipated, it is necessary for the public to own the property.

Leaseback or saleback with development restrictions, allows public agencies to acquire and/or control land, but not necessarily occupy the land for direct public use. Land is acquired and then leased or sold back to the original or other private parties for designated open space purposes. Development of the property is restricted to that which is compatible with open space plan for that area. This action allows land to remain in productive use while also achieving open space use of the land.

The purchase of easements will give the public a partial right in property. The property owner agrees to limit the use of his land when the public purchases an easement. As an example, scenic easements are common along highways and visually attractive areas, such as rivers and lakes. Purchase of easements permits public agencies to stretch limited financial resources and allows land to continue in productive use.

Through the use of large lot, cluster, planned development, flood plain, agriculture, forest and other zoning categories, communities have an effective program to accomplish numerous proposals and concepts related to open space preservation. Zoning can be a positive force in open space implementation when used in a flexible manner. Zoning should be considered a short term implementation program until a permanent control of the land can be achieved.

The first part of the report deals with the general situation of the country. It is a very interesting and informative study of the country's development. The author has done a great deal of research and has gathered a wealth of material. The report is well written and is a valuable contribution to the study of the country's development.

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By regulating development patterns, subdivision control can be an effective program for providing open space. Various methods have been used to determine the amount of open space a subdivision should have. Whatever method is used results in implementing an open space program. Subdivision regulations may assist in the preservation of natural vegetation which should not be disturbed.

Community Capital Improvement Program is vital in implementing an open space program. By controlling the placement and timing of new public facilities, the development of land in the community can be channeled to preserve open space.

Taxation is a factor in influencing development decisions and providing incentives for keeping land undeveloped. Tax exemptions, preferential assessment, deferral and differential rates all can be used to help implement the Conservation-Open Space Element.

Recently, a number of innovative devices to preserve open space have been seriously considered although tried on a very limited basis: (1) timed development zoning; (2) new town or neighborhood zoning; and (3) development corporations. Direct application of these concepts may not be now utilized in Rio Dell; however, should the community's boundaries expand, these concepts should be given more serious consideration.

Rio Dell's zoning ordinance, according to present state law, must conform to the Open Space Element, and implementation of this aspect of the state law should have high priority.

EPILOGUE

This Element has been primarily concerned with open space in critical areas of the community in terms of present and anticipated development pressures. The guiding of future City growth, utilizing open space, will give form to development as well as provide multi-purpose open space in close proximity to our population. A City-wide policy on Conservation and Open Space, with effective implementation programs, is needed.

Planning, being a dynamic field, will adjust to shifting needs and policies as expressed by the citizens. New concepts and principles, as yet not existing, will be created and blended into the Plan.

We do not know in quantifiable terms to what extent an Open Space Program can actually promote land use goals and objectives. Meanwhile, the Plan, if carried out, should be of considerable value to our citizens and the present and future prosperity of the community.



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